

Woking Borough Core Strategy Examination in Public March 2012

Statement of Common Ground

Woking Borough Council with the Burhill Group, Crest Nicholson, Martin Grant Homes, Taylor Wimpey & West Estates

The following is Common Ground:

- Policy CS10 of the Core Strategy DPD indicates 2,300 homes are to be accommodated on SHLAA sites within Woking Town Centre, with a further 200 homes to be identified to meet housing need between 2022 and 2027. The 200 dwellings may be coming forward as Woking Town Centre's identification as broad location for future growth between 2022 and 2027 (the Council's position is that these sites will come forward).
- The Town Centre boundary for the purposes of Policy CP10 is the Core Strategy Town Centre boundary outlined in Appendix 3 of the Core Strategy.
- The attached schedule outlines all of the sites within the Core Strategy Town Centre area. The schedule has been provided by Woking Borough Council and is also published on the Council's website (WBC/17).
- The schedule suggests that 1,979 dwellings will be coming forward for development over the plan period (to 2027) within the Core Strategy Town Centre area, with a further 320 homes from a site adjacent the town centre policy area (SHLAAGE010).
- The 1,979 and 320 figure does not include any non-implementation allowance.
- The following sites have been identified for further discussion at Hearing 4 on housing matters – Oriental Road Car Park (SHLAAGE029) and the issue identified for discussion is whether it is available and suitable for development and should be included in the list of sites and/or has the likely prospect of coming forward within the specified time period and Land at Poole Road Industrial Estate (SHLAAGE010) where the issue is whether it should be listed as part of the Town Centre Sites.
- Whilst the Council takes the view that the site at Poole Road should be included as part of the Town Centre sites for the reason given in the SHLAA, it is willing to exclude it from the list if the Inspector thinks that it will be helpful and propose a modification to increase the '*infill development in the rest of the urban area*' figure in Policy CS10 Policy Box by 320 dwellings. A footnote will be added to clarify that this site may be developed in excess of 200dph, subject to site specific constraints and context. The Council will confirm at Hearing 4 their position in respect of the loss of specific employment uses on this site, which may lead to further discussion on the day. This will not affect the total number of sites identified by the SHLAA.
- That the 'Gateway' sites (SHLAA sites GE029, GE30, GE31 and GE11) are expected to come forward as part of mixed use proposals including residential development as set out in the SHLAA. The Council has a development agreement with a developer to develop the site.

WBC/28

- That predominantly, the type of residential development forthcoming in the Town Centre will be mixed use high density accommodation, owing to the nature of the sites and density proposed to achieve the predicted urban capacity.

Uncommon Ground

- That a non-implementation rate of at least 10% should be applied (probably higher for Town Centre sites).
- The identification of the 200 dwellings in the Town Centre as a 'Broad Location'.
- The timing of the delivery of the 'Gateway' sites.

Signed

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